

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
April 23, 2012

The Board of Health met at 7:00 pm at the Ritter Memorial Building

Present: George Emond, Dave Shea, Perry Jewell, Jack Rabbitt and Dave Passios

MINUTES APPROVED:

April 2, 2012

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

None

SEPTIC PERMITS SIGNED:

3 Sequoia Drive, Lot 3
31 Reservoir Road
4 Sequoia Drive, Lot 8
Sequoia Drive, Lot 1

141 CANTERBURY DRIVE

Contractor Phil Grib, together with owner Ingrid Helmer met with the board to discuss building an addition to this home. The home has a four bedroom septic system and currently has four bedrooms with a total of 9 rooms. What is being proposed is an addition to include a great room, study and a sun room. This would bring the total number of possible bedrooms above the allowed four.

The owner asked if a deed restriction could be place on the home limiting it to four bedrooms. Chairman George Emond explained that the only instance where a deed restriction is considered by the board is if the room count is existing. It would not be considered for new construction.

After discussion, it was determined that the building permit would be signed if the openings to the study and sun room were opened up to be greater than four feet and no doors were placed on the opening (cased opening). It this way, there would be no “privacy” in these rooms.

The owner agreed to this revision. The building permit was signed subject to the agreed revisions.

425 LEOMINSTER ROAD

The property owner, Mike Hayes met with the board to discuss putting and addition onto this home. Currently, this home has a three bedroom and a total of seven rooms. What is being proposed to add a den with a bedroom over. One current bedroom would be removed to allow the addition but keep the bedroom count at three.

After discussion, the board allowed the addition provided that the openings to the existing office and den, which currently qualify as bedrooms under Title V, have at least four foot cased openings. There can be no further additions to this home without the upgrade of the septic system.

KERRY SPEIDEL

Town Administrator, Kerry Speidel, met with the board to discuss the budget and upcoming changes to hours and personal for the land boards. Ms. Speidel provided the board with a number of different alternatives for the staffing of the land boards based on the funds available.

The Board noted that the Board of Health Administrative Assistant is not funded, in its present form, in either balanced budget or the override budget should it be passed. At best, it is funded at 20 hours per week as a combined position.

Chairman George Emond stated that the board believes that in order to complete their responsibilities as charged by law, the Board of Health needs to be a separate entity with a dedicated Administrative Assistant and not a combined position. Further, that according to statute, the Board has the power to appoint and set the salary of their employees. Also that the two positions that are being reduced find it difficult to accomplish all that is necessary in the time allotted and to reduce it more would make it impossible to complete the necessary tasks.

After discussion, the Board advised that all positions in the land boards should be equal with all positions being retained and available hours divided equally between the four administrative assistants. Under the balanced budget this would mean that each administrative assistant would work 27.5 hours. Vice-Chairman, Perry Jewell, stated that with an override of this magnitude, should it pass, all positions should be re-instated. If they cannot all be reinstated to their present level, the available hours should be divided equally between the four administrative assistants, with each working 30 hours per week.

Ms. Speidel stated that she would take this under advisement.

35 BOUCHER ROAD

Greg and Lori Menafo, owners, met with the board to request putting an addition on their home. Currently, this is a split ranch with three bedrooms and a finished basement. There is an additional bathroom in the basement. What is being proposed is the additional of a great room with a garage underneath and a master bedroom. One original bedroom would be eliminated to keep the bedroom count at three. With the lower level of the home being finished to include a bathroom, the Chairman, George Emond, advised Mr. and Mrs. Menafo that they were already over the limit for what could be considered bedrooms and total rooms in the home. The finishing of the basement was done with a permit and signed off on by the Board of Health Agent at the time.

After a lengthy discussion and on Motion by Jewell and second by Rabbitt, the board voted to place a deed restriction on the property limited same to three bedrooms. Once the deed restriction is signed and recorded, the building permit for the addition can be signed. There can be no further additions to this house. All in favor.

LOT 1, SEQUOIA DRIVE

Owner Dan Pierce and Chris MacKenzie of Whitman and Bingham met with the board to discuss an expired septic permit on the above lot. The well in question is the original well that was on this site prior

to subdivision. The Well is 39 feet from the property line. Mr. Pierce is asking that the variances that were originally granted for this lot be granted again. The variances requested are:

Inter-fingering of the reserves trenches and well less than 50 feet from a property line and a public way, 39 feet is proposed.

After discussion and on motion by Jewell and second by Rabbitt, the variances were approved. All in favor.

Meeting adjourned 8:55 pm